
TOWN OF ALBANY

Main Street

Albany, Vermont 05820

(802) 755-6100

March 16, 2011

Vermont Public Service Board
Chittenden Bank Building, 4th Floor
112 State Street, Drawer 20
Montpelier, VT 05620-2701

To Whom It May Concern,

The Town of Albany Selectboard reviewed the pre-file testimony, rebuttal testimony, and surrebuttal testimony of the petitioner for the Kingdom Community Wind project as well as the testimony provided by the intervenors. The Town of Albany has participated in the Public Service Board process on Docket # 7628 as an intervenor. The original position of the Town was to participate as an intervenor without actually opposing the project. We have followed the public hearings before the Public Service Board with great interest.

The Selectboard had grave concerns regarding the impact that this project could have on our community. We believe that the petitioner has failed to adequately address the following: 1) issues regarding audible noise and infrasound from the proposed wind turbine project and the impact that the noise will have on human health; 2) the visual and audible aesthetic impacts caused by the project; 3) the potential effect that construction, blasting, and stormwater management will have on emergency services in the Town.

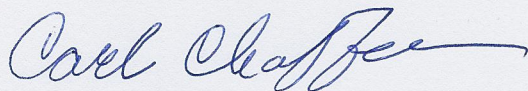
Albany residents should not be subject to noise levels above 35 dBA at night averaged over one hour. This is the level at which sleep disturbance occurs. Albany residents should be able to sleep in their homes with their windows wide open. Furthermore residents should be able to enjoy their property as they have for generations, including being able to sleep outdoors or in a tent. Vulnerable members of the community living within the affected area should be given the protection they deserve.

The visual and audible aesthetic impacts of this project will be shocking and offensive. We believe it will have an undue, adverse impact on the community. Albany has a view tax. In a recent court case filed in Orleans County, the complainant is seeking an 8% reduction in the assessed value of his property based on the impact caused by a much smaller wind turbine. Displacement of taxes residents who have been directly impacted by the project to those who have not been directly impacted is unfair. Nor do we believe the town should be burdened with the legal fees associated with challenges to the assessed taxes.

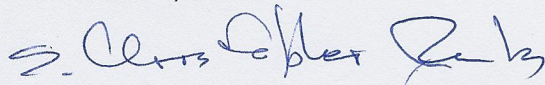
Finally, the potential adverse impact on emergency services in the town of Albany has not been studied or discussed by the petitioner. The main source of water used for firefighting in Albany Village is the Shatney Brook. This resource is accessed off Route 14 on the south end of Albany Village and is a reliable water supply. Water for fire suppression has been drawn at this location since the fire department was founded. Approximately ten years ago the resource was improved when a dry hydrant was added to the brook. This was paid for with a federal grant. This is a key feature in the protection of our school, which was built without a sprinkler system based on the fact that there was a close, adequate water supply. We are concerned that the construction activities proposed for this project will impact the high altitude wetlands in the project area in a manner that would disrupt the normal flow of water in the Shatney Brook. The petitioner has not studied this issue and has not proposed any means of mitigation for problems that may arise related to the project.

For these reasons the Albany Selectboard has decided at this time to take the position of actively opposing the Kingdom Community Wind Project.

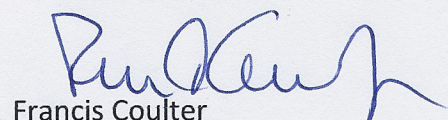
Sincerely



Carl Chaffee, Chair



Christopher Jacobs



Francis Coulter